91-03597/

NEIGHBOURHOOD SECTION

1977 - 1989

OCTOBER 1989

Planning and Development Department

Hamilton-Wentworth Region

W.P. Neigh.Doc

CONTENTS OF DOCUMENT

		PAGE
(I)	PURPOSE OF DOCUMENT	1
(II)	PLANNING AND NEIGHBOURHOOD PLANNING	2
(III)	GOALS, OBJECTIVES, AND MANDATE OF THE SECTION	3
(IV)	DESCRIPTION OF PROJECT AREAS AND ROUTINE WORK	4
(V)	ORGANIZATION OF THE SECTION	11
(VI)	STAFF PAST AND PRESENT	12
(VII)	MAJOR PROJECTS COMPLETED SINCE 1977	16
(VIII)	MINOR PROJECTS WORKED ON DURING 1982	18
(IX)	HEARINGS SINCE 1977	24
(X)	MULTI DISCIPLINARY COMMITTEES	25
(XI)	SPECIAL PROJECTS	26
(XII)	NEIGHBOURHOOD SECTION WORK PROGRAM FOR 1987	29
(XIII)	CENTRAL AREA WORK PROGRAM	32
(XIV)	NEIGHBOURHOOD PLANS STATUS AND PLANNER RESPONSIBILITY	36
(XV)	MONTHLY REPORT - DECEMBER 1986	37
(XVI)	PUBLICATIONS	44
(XVII)	THE NEIGHBOURHOOD OR STOREFRONT PLANNING PHILOSOPHY	50

(I) **PURPOSE OF THE REPORT:**

The purpose of the report is to document the functions, operations, and achievements of the Neighbourhood Area Plans Section over the last twelve years.

The report is intended to give an understanding of what happens in the Neighbourhood and Area Plans Section.

(II) PLANNING AND NEIGHBOURHOOD PLANNING:

(1) PLANNING:

Purpose:

The purpose of planning is simply to improve the overall quality of life. The focus of planning is land use and its physical, economic, and social impacts on the community. Co-ordination is the key to planning.

Method:

Planning is carried out by preparing a framework or plan for development based on:

- o systematic data evaluation and forecasting;
- o use of planning principles; and,
- o co-ordination of agency and public comments.

The plan takes effect through:

- o private investment controlled by subdivision, zoning, site plan, and Parkway Belt and Niagara Escarpment permits; and,

- o public funds for social facilities - e.g. libraries, roads, and parks.

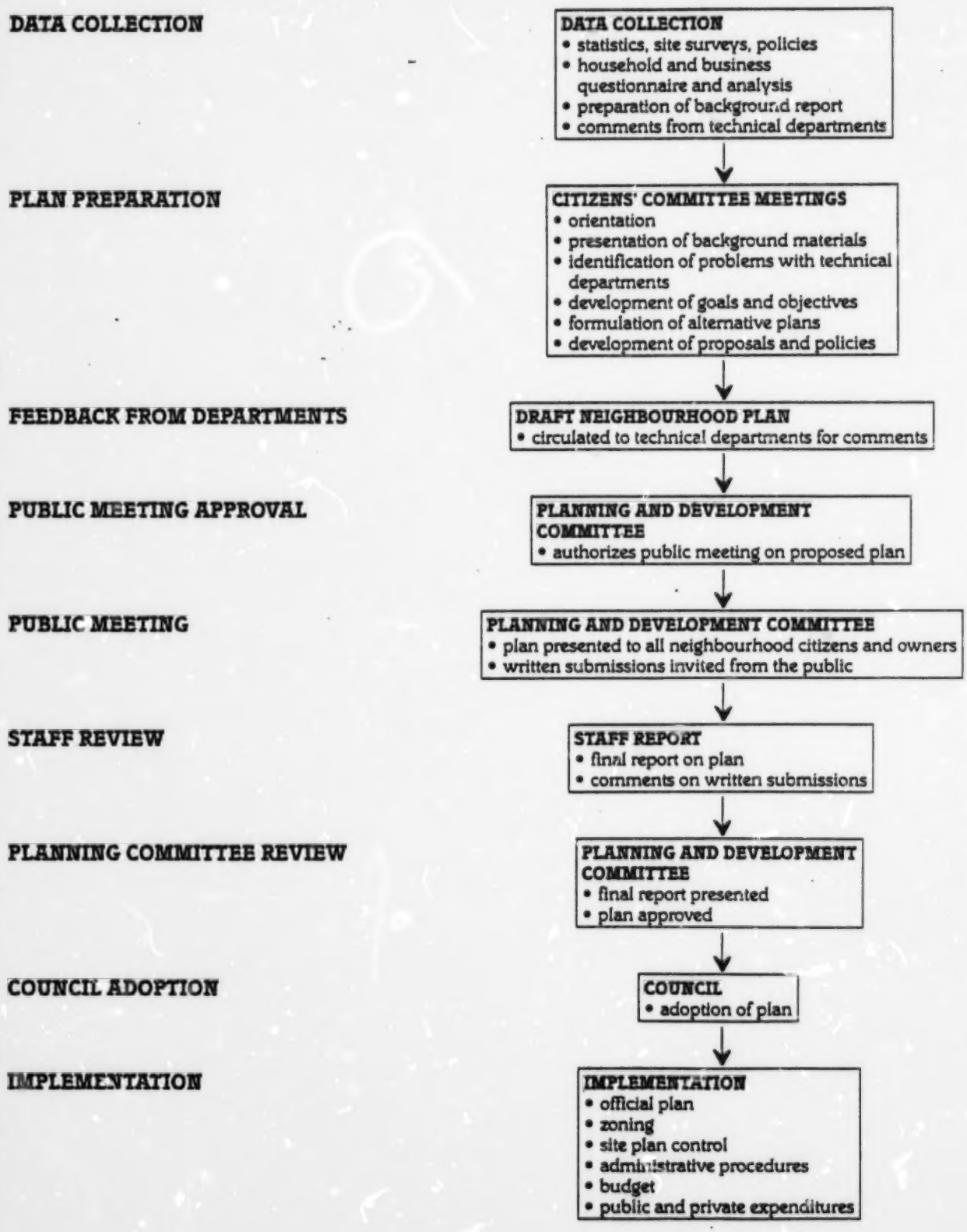
(2) NEIGHBOURHOOD PLANNING:

Neighbourhood planning is concerned with policies and proposals for small geographical areas, such as:

- o single streets;
- o neighbourhoods; and,
- o groups of neighbourhoods.

Neighbourhood planning often affects land on a property by property basis. It is sometimes known as the grass roots level of planning. This is the level that is most easily understood and where public participation is most meaningful. (See next pages for planning process).

NEIGHBOURHOOD PLANNING PROCESS IN DEVELOPED NEIGHBOURHOODS



PLANNING AND DEVELOPMENT DEPARTMENT
HAMILTON-WENTWORTH REGION

NEIGHBOURHOOD PLANNING PROCESS IN UNDEVELOPED NEIGHBOURHOODS

DATA COLLECTION

INHOUSE DATA COLLECTION
- statistics, site surveys, policies
- preparation of background report
- comments from City and Regional Departments and other agencies

PLAN PREPARATION

DRAFT NEIGHBOURHOOD PLAN
- identification of problems with technical departments
- development of goals and objectives
- formulation of alternative plans
- development of proposals and policies
- selection of preferred alternatives
- circulated to City and Regional Departments
- neighbourhood plan revised as required

PUBLIC MEETING APPROVAL

PLANNING AND DEVELOPMENT COMMITTEE
- authorizes public meeting on neighbourhood plan

PUBLIC MEETING

PUBLIC MEETING
- plan presented to all neighbourhood citizens
- written submissions invited from the public

STAFF REVIEW

STAFF REPORT
- final report on plan
- comments on written submissions

PLANNING COMMITTEE REVIEW

PLANNING AND DEVELOPMENT COMMITTEE
- final report presented
- plan approved

COUNCIL ADOPTION

COUNCIL
- adoption of plan

IMPLEMENTATION

IMPLEMENTATION
- official plan
- zoning
- site plan control
- public and private expenditures
- budget

PLANNING AND DEVELOPMENT DEPARTMENT
HAMILTON-WENTWORTH REGION

(III) GOALS, OBJECTIVES, AND MANDATE OF THE SECTION:

The aim of the Planning Department is to increase the quality of life of Hamilton and Dundas by giving advice on appropriate development.

The goal of the Section is to provide the City of Hamilton, the Town of Dundas and the Town of Ancaster with neighbourhood and area planning services.

The objective of the Section is to develop detailed guidelines for the future development of land from:

- planning principles, some of which are set out in the Official Plan;
- research and analysis; and,
- public opinion.

The mandate of the Section is to provide policy recommendations on the following subjects:

- preparation of Neighbourhood Plans and Amendments;
- Central Area;
- Commercial and Industrial;
- Housing and Social;
- Parks and recreation;
- Urban design and heritage;
- planning law, and,
- public participation.

In addition to project work, the following is involved:

- comments on proposals;
- processing Rental Protection Act applications;
- inquiries;
- information supply;
- updating records; and,
- presentations and public relations.

(IV) DESCRIPTION OF PROJECT AREAS AND ROUTINE WORK:

(1) PROJECT AREAS:

(a) Preparation of Neighbourhood Plans and Amendments:

This work is the bread and butter of the Section. The City of Hamilton is divided into 137 Neighbourhoods and the Town of Dundas is divided into 31 Neighbourhoods.

These are the basic planning units, usually about 200 acres in size and bounded by arterial roads, railway lines, topographic features, or political boundaries. Neighbourhood (or Secondary) Plans for these areas are formulated to guide development.

In Hamilton, 72 Plans have been prepared, and in Dundas, 9 Plans have been prepared. Greatest priority is given to areas where the greatest amount of change is likely to take place. Neighbourhood Plans for the undeveloped areas were started in 1967, and for the developed areas in 1971.

The Neighbourhood Planning process is described in two booklets prepared by the Planning and Development Department of the Region:

(1) Neighbourhood Planning in Developed Areas - October 1977; and,

(2) Neighbourhood Design in Undeveloped Areas: A Planning Concept - October 1975.

A further document, "Neighbourhood Plan Profile": The Keith Neighbourhood (August 1981), gives additional insight into Neighbourhood Planning and is also available from the Planning and Development Department.

The process involves thorough research and analysis, intensive public participation, and liaison with relevant agencies. (See Appendix 1)

A similar process is provided for multi centres, of which there are seven in Hamilton. Multi centres are the focal point of four neighbourhoods, where facilities serving about 20,000 people are planned.

The Section initiates the Official Plan and Zoning Amendments stemming from the Neighbourhood Plan and attends Ontario Municipal Board Hearings as expert planning witnesses.

(b) **Central Area:**

The Central Area combines six neighbourhoods and includes the downtown. Clearly, the downtown affects the development of surrounding neighbourhoods.

The Central Area Plan was both innovative in process and content. The Plan was prepared by an advisory committee, comprised of representatives from 26 organizations with interests in the Central Area. Organizations which took part include neighbourhood associations, business associations, the Chamber of Commerce, Labour Council, the Hamilton Automobile Club, and the School Boards.

The Section:

- prepared background data and reports;
- organized and chaired advisory committee meetings;
- held public open houses;
- co-ordinated comments from agencies and the public; and,
- reviewed all policies and made recommendations.

The Plan provides a basis for a number of further studies including:

- The "+15" system - a policy for pedestrian areas and bridges 15-feet above street level; and

- The Downtown Action Plan - a streetscaping, traffic, and promotion plan for the downtown.

A Citizens Committee was set up in early 1984 to advise the Planning and Development Committee on the implementation of the Central Area Plan. They have completed a revised Plan which has been incorporated into the Official Plan. They have also identified a six year program which requires two additional planner/urban design staff. A further initiative being considered is the establishment of a non-profit central area development corporation which, among other things, would acquire sites for housing purposes and sell them off to developers with strict design requirements.

(c) **Housing and Social Planning:**

The provision of different housing forms, ownerships, and locations at affordable prices is important to the municipality.

The Section prepares policies which will help achieve the appropriate mix of housing, particularly social housing.

A social housing needs' study in 1987 included:

- o a sample survey of 2,4000 households;
- o an analysis of social housing supply and demand; and,
- o preparation of City policies.

The Study will help with establishing allocations for non-profit housing and identification of appropriate sites.

(d) **Parks and Recreation:**

The provision of parks and recreation facilities is usually the most important factor in the lower City Neighbourhoods. The designation of parks in the Neighbourhood Plan starts the process of acquisition, development, and eventually maintenance. The Section is involved primarily with evaluation for open space requirement and priority for acquisition, but more recently has been involved in the total parks and recreational picture.

The Section has initiated the Master Plan for Culture and Recreation in which a complete review of all aspects of culture and recreation policies are also being developed to tie together planning, acquisition, development and maintenance in the most effective way. Each year policies for Parks expenditures were produced in liaison with a Parks staff committee.

(e) **Commercial and Industrial:**

Priorities for industrial and commercial improvement areas are prepared. The housing acquisition program in the enclaves is ongoing and is the departments only Capital Budget submission. The Kenilworth Avenue Strip Commercial Study included:

- o surveys of area and data collection;
- o business persons' committee; and,
- o preparation of plan and policies.

(f) **Heritage:**

The Section, working with the Local Architectural Conservation Advisory Committee (L.A.C.A.C.) had responsibilities for heritage district priorities and preparing plans for heritage areas. St. Clair Heritage District (1986) is Hamilton's only heritage district.

The James Street North Heritage District Study is in process and will include:

- o surveys including visual surveys;
- o data collection including historic research of buildings; and,
- o preparation of plan and policies.

The section now has a support role to an expanded Urban Design section.

(g) **Planning Law:**

The Section reviews proposed changes in planning law and initiates changes where appropriate. The Section played a significant role in Hamilton's submissions on The New Planning Act. An amendment to the Regional Act initiated by this section gave the City industrial development responsibilities. A major review of the Heritage Act was undertaken as part of the Ministry of Citizenship and Cultures Heritage Policy Review.

(h) **School Closures:**

The Section has been involved with the Board of Education in defining social impacts of school closures. Each year the Section gives the Board a tour of the City's developing areas.

(i) **Social:**

The Section has done work promoting access for the disabled. It has developed policies and liaises with the Social Planning and Research Council of Hamilton and District.

(2) **ROUTINE WORK:**

Comments on Proposals:

The Section is responsible for interpreting Neighbourhood Plans and comments on proposed changes to Neighbourhood Plans. In addition, the Section's views are sought on the appropriateness of proposed development, including:

- o subdivisions;
- o Niagara Escarpment applications;
- o severances;
- o zoning by-laws;
- o Committee of Adjustment applications;
- o road improvement programmes;

- o alleyway closures; and
- o site plans.

Inquiries and Supply of Information:

About ten counter, telephone, mail inquiries, ranging in duration from minutes to hours, are handled each working day by the Section.

The Section provides publications and current Neighbourhood Plans for general distribution. The Section is a major source of land use and population data, provided initially by Census Canada and the Provincial Assessment.

Updating Records:

Records of all Neighbourhood Plans and Amendments are kept up to date. Council and Committee Minutes and Agendas and newspaper clippings are filed.

Population statistics are prepared in map form each year by neighbourhood and age group. Current Central Area proposals, staging of development, housing and school statistics are compiled. The data is used:

- o to give to the public;
- o for monitoring; and,
- o as background data for projects.

Presentations:

The projects dealt with by the Section usually generate a high level of public interest. Groups ask for presentations on specific issues and neighbourhood planning in general. Business groups, neighbourhood groups, teachers, and students have received presentations in the past.

Consultation:

Consultation is basic to co-ordination and planning. The Section consults on a regular basis with:

Public Bodies:

(1) City of Hamilton Departments and Politicians;
(2) Town of Dundas Departments and Politicians;
(3) Hamilton Public Library;
(4) School Boards and Politicians

(5) Region of Hamilton-Wentworth Departments and Politicians;
(6) Hamilton-Wentworth Housing Authority;
(7) Hamilton Region Conservation Authority;
(8) Ministry of Municipal Affairs and Housing;
(9) Ministry of the Environment;
(10) Ministry of Citizenship and Culture;
(11) Hamilton Harbour Commission;
(12) Central Mortgage and Housing Corporation;
(13) Employment Development Branch of the Department of Employment and Immigration;
(14) Employment Centres;
(15) Municipal Planning Departments across the Province, particularly Cities of Toronto, Burlington, St. Catharines and Kitchener;
(16) Niagara Escarpment Commission; and,
(17) McMaster, Waterloo, Toronto and Brock Universities, Ryerson Polytechnic and Mohawk College Section Staff liaise with staff and students through presentation, public inquiries, help with selecting and preparing academic work and recruiting.

Private Bodies:

(1) Chamber of Commerce;
(2) Downtown Association;
(3) H.U.D.A.C. - Housing and Urban Development Association of Canada;
(4) Non-Profit Housing Organizations;
(5) Social Housing Coalition;
(6) Social Planning and Research Council;
(7) Community Information Services;
(8) Coalition of Neighbourhood Schools;
(9) The Conserver Society;
(10) Neighbourhood Associations, particularly Durand, Corktown/Stinson, Keith, Beach, and North End;
(11) Legal Services;
(12) March of Dimes;
(13) Labour Council;
(14) Association of Municipalities of Ontario;
(15) Canadian Institute of Planners; and,
(16) The Media. Section staff have been interviewed on CHCH, CFRB, and Channell 4. In the last four years, the Section has been quoted about 25 times in The Spectator, and additionally in the West Hamilton Journal, Hamilton Mountain News, and Hamilton Magazine. Contributions made to Panorama (The Chamber of Commerce Publication), the Planner (Canadian Institute of Planners' Publication) and Downtown Promenade Review (Downtown Business Improvement area publication).

Attendance at Courses, Seminars, Conferences and Exchange Visits with Other Planning Departments:

The Section members attend these gatherings for:

- o updates on specific issues;
- o planning trends; and,
- o changes in the law.

Exchanges of information are an important part of improving quality and efficiency.

Attendance at Committees and Council:

Section members from time-to-time attend meetings to:

- o give presentations;
- o provide information; and,
- o keep themselves informed.

The main meetings attended are:

- o City of Hamilton Planning and Development Committees;
- o Town of Dundas Planning and Development Committee; and,
- o City of Hamilton Parks and Recreation Committee.

Other committees attended in the past include:

- o Land Division Committee;
- o Committee of Adjustment;
- o Board of Control;
- o Traffic and Engineering Committee;
- o Economic Development Committee;
- o Regional Planning and Development Committee;
- o Urban Design Committee; and,
- o Local Architectural Conservation Advisory Committee.

Management:

The organization of the Section requires considerable time and effort and involves:

- o interviewing and hiring (over 100 interviews in the past ten years, mostly for temporary staff);
- o performance evaluation and staff objectives.

- o review of employment programmes to supplement existing staff;
- o time recording systems and analysis;
- o monthly report;
- o preparation of work programme;
- o preparation and review of budget;
- o establishment of work priorities and project frameworks and processes;
- o Section meetings to review projects and discuss organization;
- o Division meetings to discuss specific projects;
- o Directors' meetings for endorsement of recommendation;
- o counselling on job searches and giving references;
- o updating knowledge by reviewing literature, correspondence, minutes, etc.; and,
- o public relations - keeping people informed.

(V) ORGANIZATION OF THE SECTION:

The Planning and Development's Organization Chart is attached. The Section is one of three Sections reporting to the Director of Local Planning.

Three Planners and a Technician report to the Programme Manager.

PROGRAMME MANAGER - DAVID GODLEY

Planner I	Planner II	Planner II	Technician
Mark Hornell	Gerry Groppler	Vanessa Grupe	Vacant

The Programme Manager is responsible for quality and timing through briefing and monitoring. The Programme Manager spends time on:

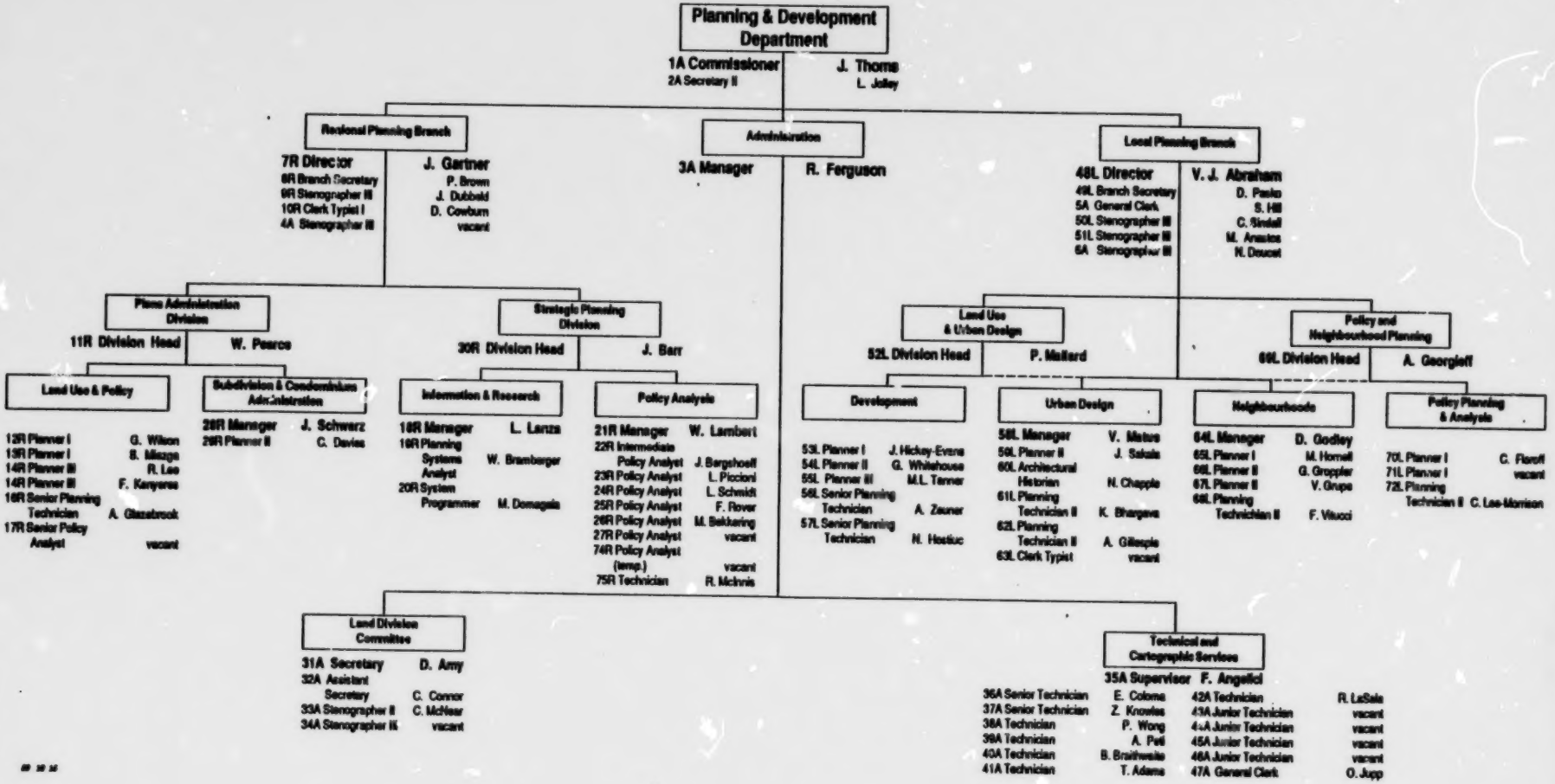
- o his/her own projects;
- o review of planners' projects; and,
- o management - e.g. allocation of work, staff matters, and administrative systems.

The division of projects amongst the three planners is on the following general basis:

- o area plans and research projects - Mark Hornell;
- o undeveloped neighbourhoods - Gerry Groppler; and
- o developed neighbourhoods - Vanessa Grupe.

The Technician's function is to support the projects of the Programme Manager and Planners. The Programme Manager establishes the Technician's priorities.

Planning and Development Department Organizational Chart


Planning & Development Department
1A Commissioner J. Thoms
2A Secretary II L. Jolley
Regional Planning Branch
7R Director J. Gartner
6R Branch Secretary P. Brown
6R Stenographer III J. Dubbeld
10R Clerk Typist I D. Cowburn
4A Stenographer III vacant
Administration
3A Manager R. Ferguson
Local Planning Branch
48L Director V. J. Abraham
49L Branch Secretary D. Paolo
5A General Clerk S. Hill
50L Stenographer III C. Sinclair
51L Stenographer III M. Anastos
6A Stenographer III N. Doucet
Plans Administration Division
11R Division Head W. Pearce
Land Use & Policy
13R Planner I G. Wilson
13R Planner I S. Mazza
14R Planner III R. Lee
14R Planner III F. Kanyeres
16R Senior Planning Technician A. Glazebrook
17R Senior Policy Analyst vacant
Subdivision & Condominium Administration
28R Manager J. Schwarz
29R Planner II C. Davies
Strategic Planning Division
30R Division Head J. Barr
Information & Research
18R Manager L. Lanza
19R Planning Systems Analyst W. Bramberger
20R System Programmer M. Domagala
Policy Analysis
21R Manager W. Lambert
22R Intermediate Policy Analyst J. Bergshoeff
23R Policy Analyst L. Piccioni
24R Policy Analyst L. Schmidt
25R Policy Analyst F. Rover
26R Policy Analyst M. Sekhering
27R Policy Analyst vacant
74R Policy Analyst (temp.) vacant
75R Technician R. McInnis
Land Use & Urban Design
52L Division Head P. Mallard
Development
53L Planner I J. Hickey-Evans
54L Planner II G. Whitehouse
55L Planner III M.L. Tanner
56L Senior Planning Technician A. Zauner
57L Senior Planning Technician N. Hastiuc
Urban Design
58L Manager V. Matos
59L Planner II J. Sakala
60L Architectural Historian N. Chapple
61L Planning Technician II K. Bhargava
62L Planning Technician II A. Gillespie
63L Clerk Typist vacant
Policy and Neighbourhood Planning
69L Division Head A. Georgieff
Neighbourhoods
64L Manager D. Godley
65L Planner I M. Hornell
66L Planner II G. Groppler
67L Planner II V. Grupe
68L Planning Technichian II F. Vitucci
Policy Planning & Analysis
70L Planner I C. Floroff
71L Planner I vacant
72L Planning Technician II C. Lee-Morrison
Land Division Committee
31A Secretary D. Amy
32A Assistant Secretary C. Connor
33A Stenographer II C. McNear
34A Stenographer II vacant
Technical and Cartographic Services
35A Supervisor F. Angelici
36A Senior Technician E. Colome
37A Senior Technician Z. Knowles
38A Technician P. Wong
39A Technician A. Patil
40A Technician B. Braithwaite
41A Technician T. Adams
42A Technician R. LaSala
43A Junior Technician vacant
44A Junior Technician vacant
45A Junior Technician vacant
46A Junior Technician vacant
47A General Clerk O. Jupp

(VI) **STAFF PAST AND PRESENT:**

Programme Manager:

David Godley	February 1977 - Present

Planners:

Gerry Groppler	Pre 1977 - Present
Rick Spanik	Pre 1977 - December 1977
Terry Boutilier	Pre 1977 - March 1978
Steve Miazga	March 1978 - February 1983
Alex Georgieff	March 1978 - September 1978
Rosemary Campbell	November 1978 - August 1986 (except October 1980 - January 1981; and May 1982 - September 1982)
Greg Osbaldeston	September 1980 - October 1980
Howard Friedman	October 1980 - February 1981
Angela Dietrich	May 1982 - September 1982
Brock Criger	September 1983 - March 1984
Vanessa Grupe	July 1985 - Present
David Oikawa	August 1985 - December 1985
Bill Janssen	September 1986 - September 1988
Haig Yeghouchian	September 1988 - April 1989
Mark Hornell	January 1989 - Present
Ray Lee	June 1989 - June 1989

Technicians:

Bob Brown	September 1977 - August 1980
Raymond Lee	August 1980 - September 1983 March 1984 - August 1985
Danielle Mroz	September 1983 - January 1984
Rob Johnston	January 1984 - March 1984
Joanne Hickey	September 1984 - March 1985
Michael Sabelli	September 1985 - April 1987 June 1987 - January 1989 April 1989 - July 1989
Mark Inrig	May 1987 - June 1987
James Douglas	October 1986 - December 1986 April 1987 - August 1987 November 1987 - April 1988
Al Little	October 1988 - March 1989
Fabio Vitucci	September 1989 - October 1989

Graduates:

Leslie Green	January 1981 - November 1981
Helen Kordupel	January 1981 - December 1981
Rick Gozdowski	January 1981 - November 1981
Kim Benger	January 1982 - September 1982
Pushpa Rathor	January 1982 - September 1982
Michael Corrado	January 1982 - August 1982
Ellen Cramm	August 1982 - August 1982

Luisa Elia	August 1982 - September 1982
Rosemarie DiFrancesco	September 1982 - December 1982
Karen McLeod	September 1982 - December 1982
John Drieman	September 1982 - December 1982
Winsome Cain	September 1982 - December 1982
Linda Tait	January 1983 - December 1983
Deborah Herkimer	January 1983 - December 1983
Jocelyn Guillemette	January 1983 - December 1983
Tina Agnello	January 1983 - April 1983
Rob Johnston	September 1983 - December 1983
Karen MacLeod	February 1984 - January 1985
Tony Brucculieri	February 1984 - August 1984
Dianne Palubski	February 1984 - January 1985
Wayne Jorgensen	September 1984 - January 1985
Ann Tremblay	September 1984 - December 1984
Jim Kyle	January 1985 - May 1985

Students:

Greg Osbaldeston	April 1977 - September 1977
John Sakamoto	April 1977 - September 1977
Gail Speirs	April 1978 - September 1978
Susan Rea	April 1979 - September 1979

Robin Lane	April 1980 - September 1980
Angela Dietrich	September 1981 - December 1981
Margaret O'Brien	May 1983 - August 1983
Barbara Rusieki	May 1984 - August 1984
Brenda Khes	May 1984 - August 1984
John Smit	May 1984 - August 1984
Brenda Linington	July 1984 - September 1984
Tom Baxter	May 1985 - August 1985
David Lewington	May 1985 - August 1985
Ian Graham	May 1985 - August 1985
Marianne Mockrycki	May 1986 - September 1986
Margaret O'Brien	May 1986 - September 1986
Ruth Cummings	May 1986 - September 1986
Joe Lakatos	June 1986 - September 1986
Dawn Greenwood	May 1987 - September 1987
Jennifer Harkness	April 1987 - August 1987
Joe Lakatos	May 1987 - September 1987
Mark Mougenot	April 1987 - September 1987 February 1988 - August 1988
David Cooper	January 1989 - April 1989
Allan Scully	January 1989 - April 1989
Brett Salmon	April 1989 - September 1989

Dale Blacklock	April 1989 - September 1989
Lisa Soyland	August 1989 - Present
John Samulski	August 1989 - Present

The workload of the Section's five members is broken down roughly as follows:

(1)	Ongoing committee work and projects	.50
(2)	Scheduled major projects	2.00
(3)	Demand responsive projects	1.00
(4)	Serving the Public - inquiries, provision of information, presentations, updating records	1.00
(5)	Organization and Management	.50

(VII) MAJOR PROJECTS COMPLETED SINCE 1977:

(1) NEIGHBOURHOOD PLANS:

(i)	Bruleville	March 1978
(ii)	Barnstown	May 1978
(iii)	Keith	October 1978
(iv)	Crerar	March 1979
(v)	McAnulty	October 1979
(vi)	Crown Point East	March 1980
(vii)	Homeside	April 1981
(viii)	Crown Point West	April 1981
(ix)	Ryckman's Multi Centre	July 1981
(x)	Albion Falls	January 1982
(xi)	Crieghton	January 1983
(xii)	Normanhurst	November 1983
(xiii)	Keith Buffer	January 1984
(xiv)	Falkirk	March 1985
(xv)	Ryckmans	July 1986
(xvi)	Kennedy West	October 1986
(xvii)	Mewburn	July 1987

(xviii)	Durand Review	December 1987
(xix)	Kennedy East	March 1987
(xx)	Carpenter	April 1987
(xxi)	Beach Concept Plan	September 1987
(xxii)	Kernighan	June 1988
(xxiii)	Gowley	January 1989
(xxiv)	Jerome	June 1989

(2) **CENTRAL AREA:**

(1)	Central Area Plan	January 1981
(ii)	Downtown Action Plan Co-ordination	December 1982
(iii)	Central Area Plan	September 1988

(3) **HOUSING:**

(i)	Condominium Conversion	January 1982
(ii)	Assisted Housing Needs' Study	March 1983
(iii)	Annual Housing Monitoring	To 1984
(iv)	Municipal Non-Profit Housing	February 1984
(v)	High Density Residential Study	July 1988

(4) **INDUSTRIAL/COMMERCIAL:**

(i)	Review of the Residential Enclaves	July 1977
(ii)	Kenilworth Avenue Commercial Study	December 1977
(iii)	Annual Review of Acquisition of Industrial Lands	To 1978
(iv)	Acquisition of Residential Enclaves	May 1985

(5) **PARKS AND RECREATION:**

(i)	Master Plan for Culture and Recreation Background Report	November 1981
(ii)	Annual Parks' Acquisition Review	
(iii)	Parks Expenditure Policies	March 1984
(iv)	Playground & Parks Analysis	August 1986
(v)	Parks and Outdoor Recreation	August 1987

(6) **PLANNING LAW:**

(i)	White Paper on Planning Act (Region)	September 1979
(ii)	White Paper on Planning Act (City)	October 1979
(iii)	Draft Planning Act	February 1980
(iv)	Review of Heritage Act	July 1987

(7) **HERITAGE:**

(i) St. Clair Heritage District Plan January 1986
(ii) James St. North Heritage District Plan January 1987

(VIII) **MINOR PROJECTS WORKED ON DURING 1982:**

NEIGHBOURHOOD PLANNING:

(1) Gourley Neighbourhood Expropriation Hearing:

Evidence to support taking land for a roadway.

(2) Gilkson Neighbourhood Plan Review:

Redesign of a Neighbourhood Plan to incorporate a proposed plan of subdivision.

(3) Locke Street Widening:

Working out the policies for transferring land, closing alleys, and development.

(4) Presentation at Brock University:

Presentation on Neighbourhood Planning with special emphasis on the Enclaves and the Beach.

(5) Butler Neighbourhood Plan Review:

Reviewed commercial designations in light of broad strategy for the Mountain and pressure for development.

(6) Parkview West Layout:

Neighbourhood layout for existing parkland to be acquired by the Province to establish purchase price.

(7) Bowman Street Layout:

Layout for land in Ainslie Wood East in conjunction with a development proposal.

(8) Riverdale East Neighbourhood Plan Review:

Change of land use pattern to accommodate proposed development.

(9) Rock Castle Neighbourhood Plan Change:

Change of designation from Open Space to Residential.

(10) Review of Secondary Plan Process:

Review in light of new Provincial position on neighbourhood plans, need for text policies to be adopted, and secondary plan endorsation by the Region.

(11) Albion Falls' Acquisition Review:

Review of acquisition policies in light of challenge from landowner.

(12) Lax Property Layouts:

Series of secondary plan layouts for mixed use development.

(13) Herkimer Street - Durand Neighbourhood:

Review of change in Neighbourhood Plan.

(14) Gourley Neighbourhood Plan Review:

Change of Neighbourhood Plan to accommodate development proposal.

(15) Review of Hill Street Yard:

Proposed layout for a City yard to be vacated by the City and sold.

(16) Falkirk Neighbourhood Review:

Proposed change of designations to accommodate denser development.

(17) Morden and Sobel - Dundas:

Redesign a Neighbourhood Plan to reflect topography in response to proposed development.

(18) Albion Fall's Neighbourhood Plan Change:

Proposed change as a result of development proposal in Stoney Creek.

(19) Review of Yeoville Neighbourhood Plan:

Review of land use including school sites to resolve parkland problem.

(20) Rushdale Neighbourhood Plan Change:

Review of surrounding land uses to accommodate a proposed change in Neighbourhood Plan.

CENTRAL AREA:

(1) +15 Policy Amendment:

Amendment to incorporate additional policies.

(2) Pigott and Sun Life Hotel Review:

Review of Central Area Plan and +15 policies affecting proposal.

(3) Presentations:

Presentation of the Central Area Plan and tours for the Downtown Association, Sarnia High School students, and Sir Thomas More Separate School students.

(4) Article for Panorama:

Article on the Central Area Plan for the Chamber of Commerce magazine.

(5) Review of Main Street Bridge:

The priority for Main Street bridge between City Hall and the Art Gallery was reviewed.

(6) Business Improvement Area - O.M.B. Hearing:

Preparation of evidence for hearing.

(7) Review of Dundas Downtown Zoning:

Review from a heritage aspect on the draft zoning by-law with particular emphasis on setbacks, density, and height.

HOUSING:

(1) Non-Profit Housing Seminar:

This Section assisted with the organization of the seminar and gave a paper on the study on non-profit housing.

(2) Review of Non-Profit Housing:

A status report on non-profit housing activity in recent years.

(3) Sub-Committee on Rental Redevelopment:

Co-ordinated a committee of politicians and staff to look at ways of stimulating the rental market. Prepared material for discussion and framed policies.

(4) Housing Monitoring Study:

Prepared annual review of housing statistics.

INDUSTRIAL/COMMERCIAL:

(1) Commercial Guidelines for Secondary Plans:

The Section played a major part in developing the guidelines, selecting the locations for future commercial areas, and analyzing the effect on new standards.

PARKS AND RECREATION:

(1) Review of Crown Point Wet Parks' Account:

Review to finance acquisition of additional properties in Crown Point West park.

(2) Landsdale Park Expropriation Hearing:

Preparation of evidence for acquisition of property for parkland.

(3) Robinhood Drive, Dundas - Proposed Park:

Review of park use for land on Robinhood Drive.

(4) Review of Bruleville Park:

Analysis of need to acquire park in Bruleville Neighbourhood.

(5) Review of Linear Park at Foot of James Street:

Discussion with Hamilton Harbour Commission and co-ordination of City's response.

(6) Parkland Conveyance - Gourley:

Comments on proposal to dedicate parkland.

(7) Review of Homeside Parks' Account:

Review to finance acquisition of additional properties in Homeside park.

(8) Stinson Neighbourhood Tot Lot:

Review of land for tot lot including Neighbourhood Plan change.

(9) Review of Parks' Expenditure:

Chairmanship of a multi disciplinary committee to recommend ways of providing good quality parks with minimum expenditure.

HERITAGE:

(1) King East Heritage Study Application:

Development of proposal, including proposed survey, budgeting, timing, and administrative work. Liaison with various agencies and clarification of purpose.

(2) Heritage District Priorities:

Worked with L.A.C.A.C. to develop strategy for selecting heritage districts and producing report.

(3) Durand Heritage District:

Prepared proposal and application for funding for proposed heritage district.

PLANNING LAW:

(1) Proposed Planning Act:

Report on City response to Bill No. 159.

(2) Speech on the Proposed Planning Act:

Preparation of presentation for Chairman of the Planning and Development Committee to Queen's Park Legislative Committee.

(3) Industrial Land Sale Legislation:

Initiation of a change to the Regional Act to allow the City to buy and sell land for industrial purposes in the North End.

MISCELLANEOUS:

(1) Kenilworth Avenue Library Review:

Preparation of terms of reference and establishing policy for future service.

(2) Critique of Students' Work on Gore Park:

Attended three seminars at various stages of development of schemes prepared by fourth-year students in the University of Toronto Landscape Architecture course.

(3) "Disabled and the Workplace" Seminar:

Assisted with preparation and organization.

(4) "Planning for the Disabled" Seminar:

Prepared and organized seminar.

(5) Review of Article for Plan Canada:

Critiqued article on indoor shopping malls.

(6) Article for Cousteau Society:

Article on the future of Hamilton for the official booklet for the Cousteau Festival.

(7) Certificates of Recognition:

Recommendations for neighbourhood committee certificates.

(8) Article for Plan Canada:

Article on the Central Area Plan.

(9) Ryerson School Site:

Reviewed proposed tender call.

(10) 18 Haddon Avenue O.M.B. Hearing:

Prepared evidence against the establishment of a hairdressing salon.

(11) Foot of Escarpment Land Use Survey:

Data collected to help decide planning application at the foot of the Escarpment.

(12) Review of Self-Financing Projects:

The frustration of waiting for a proposal to be funded and implemented led to the financing of schemes through the sale of land - e.g. industrial enclaves acquisition, Ainslie Wood park development, and Albion Falls' park acquisition.

(13) Yearly Assessment Data:

Analyzed need for yearly land use and population assessment data. The Province has recently started collecting the data every election year - i.e. every third year, rather than each year.

(14) Review of Ward Boundaries:

Calculated populations and made recommendations for changes to ward boundaries.

(IX) **HEARINGS SINCE 1977:**

Including preparation of background material and giving evidence

(1) Major Municipal Board Hearings:

(i)	Blakeley Neighbourhood	May 1978
(ii)	McAnulty Neighbourhood	April 1979
(iii)	St. Clair Neighbourhood	April 1979

(iv)	Keith Neighbourhood	January 1980
(v)	Crown Point West Neighbourhood	May 1982
(vi)	Keith Buffer	January 1983
(vii)	Keith Buffer	September 1984
(viii)	Keith Buffer (adjourned)	December 1984
(ix)	Keith Buffer (adjourned)	February 1985
(x)	Keith Buffer	June 1985
(xi)	St. Clair Heritage District	October 1986
(xii)	Kernighan Neighbourhood	April 1989

(2) Expropriation Hearings:

(i)	Lisgar - New Road	August 1978
(ii)	East Mountain Industrial Park	November 1978
(iii)	McAnulty - Industrial Land	April 1979
(iv)	Quinndale - New Road	January 1980
(v)	Central - New Park	February 1980
(vi)	Landsdale - New Park	December 1982
(vii)	Gourley - New Road	July 1982
(viii)	Falkirk East - New Road	May 1987
(ix)	Kentley - New Road	June 1988

(3) Niagara Escarpment Hearing:

(i)	Albion Falls - Road Realignment	September 1979

(4) Conservation Review Hearing:

(i)	Cambridge Clothes, Historic Factory	May 1980
(ii)	14 Belvedere Avenue, Historic House	April 1982
(iii)	Pigott and Sun Life Buildings, Historic Offices	February 1984
(iv)	Beach Boulevard, Historic House	February 1985

(X) **MULTI DISCIPLINARY COMMITTEES:**

Membership since 1977.

(1) Perimeter Road Committee;

(2) Neighbourhood Improvement Program Liaison Committee;

(3) Lot Levy Committee;

(4) Red Hill Valley Master Plan Committee;

(5) Rental Redevelopment Sub-Committee;

(6) York Street Redevelopment Committee;

(7) Central Area Co-ordinating, Implementation, and Liaison Committee;

(8) Downtown Action Plan Steering Committee;

(9) Parks' Staff Committee;

(10) Master Plan for Culture and Recreation Terms of Reference Committee;

(11) Master Plan for Culture and Recreation Steering Committee;

(12) Accessible Housing Committee;

(13) Derelict Buildings Sub-Committee;

(14) Committee to Reduce Air Pollution;

(15) Waterfront Park Advisory Sub Committee;

(16) Waterfront Park Implementation Committee;

(17) Perimeter Road Design Committee;

(18) Beach Study Steering Committee;

(19) Keep Hamilton Clean Committee; and,

(20) Perimeter Road Steering Committee.

(XI) **SPECIAL PROJECTS:**

(1) **Seminars:**

- "Disabled and the Workplace", organized jointly with Ministry of Labour and March of Dimes;
- "Planning for the Disabled" - June 1982;

- o "Non Profit Housing", assisted the Regional Development Division - December 1982;
- o "The New Planning Act" - March 1983;
- o Central Area Planning, June 1987, Dalewood School;
- o Neighbourhood Planning in Hamilton, November 1987, McMaster University; and,
- o Downtown Hamilton, October 1988, Ontario Association of Geography and Environmental Educators.

(2) **Federally Funded Government Projects:**

- o Master Plan for Culture and Recreation - Background Data - $30,000 - Three Graduates for 46 weeks 1981.
- o Social Housing Data Base - Housing Statistics Presented by Neighbourhood - $28,000. Three Graduates for 46 weeks 1982.
- o King East Heritage Study - Research on Buildings and Heritage Attitude Survey for Business people and Property Owners - $31,000. Three Graduates for 44 weeks 1983.
- o Canadaworks Project - Brighten Downtown Hamilton - Project to initiate murals and Norwich Schemes - $30,000. Three Graduates for 40 weeks 1984.

(3) **Major Papers by Planning Students (In Conjunction with Section):**

- o Perception of a Neighbourhood in the Keith Neighbourhood - Greg Osbaldeston - York University - 1979.
- o The effects of the Jackson Square Development on King Street East Commercial Area of Downtown Hamilton - Colin McGregor - Waterloo University - 1980.
- o Inner City Industry - A Case Study in Hamilton - George Jollink - Waterloo University - 1980.
- o Barton Street Commercial Study - David Oikawa - Waterloo University - 1980.

- The Relationship of Home and the Workplace in the Keith Neighbourhood - Colleen Harrington - Waterloo University - Aborted 1981 - Unfinished.

- Retrospect on Forced Relocation in the McAnulty Neighbourhood -n Brenda Linnington - Waterloo University - 1983.

NEIGHBOURHOOD SECTION
PROPOSED WORK PROGRAM 1990

	Days
Ongoing	
Housing e.g. Rental Protection Applications Chairman's Task Force	50
CAPIC Administration	50
Waterfront Committee	5
Parks Staff Committee	10
Industry, e.g. Enclaves	10
Hamilton Beach Steering	30
	155
Current	
Housing Intensification Study	25
Central Business District	75
Municipal Housing Statement	25
Municipal Building Profile	25
	150
New Priority A	
Sheldon/Mewburn	100
Falkirk West	55
Durand Plan Implementation	100
	255

New Priority B	
Corktown/Stinson N/h Plan	150
Carpenter N/h Plan Amendment	25
Housing Development Incentives	50
	225
Other	
Resource Management	140
Public Information	155
Neighbourhood Plan Administration	40
Demand Responsive	225
(See Appendix)	560

APPENDIX

	Days
RESOURCE MANAGEMENT	140
- interviewing and hiring staff	
- performance evaluation and staff objectives	
- staff training	
- other staff matters	
- review of employment programs to supplement existing staff	
- time recording systems and analysis	
- monthly report	
- preparation of work program and budget	
- establishment of work priorities and project frameworks and processes	
- section meeting to review projects	
- directors meeting and other department meetings	
- counselling on job searches and giving references	
- updating knowledge by reviewing literature, correspondence, minutes, etc.	
- public relations - keeping people informed	
PUBLIC INFORMATION	155
- fielding telephone, counter and mail enquiries	
- compiling data and information publications	
- provision of data	
- presentations to groups	
- public participation development	
NEIGHBOURHOOD PLAN ADMINISTRATION	40
Conformity to neighbourhood plans and suitability for development of the following:	
- subdivisions and severances	
- zoning by-laws and variances	
- Niagara Escarpment and site plan applications	
- road improvement and alleyway closures	
- heritage items, e.g. demolitions	
- updating records - neighbourhood plan amendments, clippings, minutes of meetings, etc.	
DEMAND RESPONSIVE	225
Top priority projects are requested of the section during the year that are not included in the work program. These usually account for one planner year of work.	
TOTAL	560

D.G./ND WORKPRO90

(XIII) **CENTRAL AREA WORK PROGRAM:**

CENTRAL AREA PLAN

IMPLEMENTATION STUDIES PROGRAM

CALCULATIONS:

Project days needed	750
CAPIC ongoing work and administration	50+
Days needed per year	800
Days currently allocated	200-
Extra planner days needed	600
One planner year for projects	200-
Number of planners needed to complete studies	3

The City of Hamilton has half or less the number of professionals (prorated for population) working on similar central area matters than other large cities such as Ottawa, Toronto, Vancouver, Calgary and Edmonton. Consequently, the City of Hamilton has fallen behind with its planning studies designed to improve the environmental, economic and social fabric of the Central Area. Three more planners/urban designers are needed if the studies below are to proceed according to the schedule.

1990	Estimated Days
Central Business District Study (ongoing)	100
Durand Plan Implementation Committee (ongoing)	100
Central Area Plan Follow-up	25
High Density Zoning Study Follow-up	150
Medium Density Zoning Review	100
Heritage Matters, Architectural and Urban Design Guidelines (various area, GO Terminus, Gore Park) (ongoing)	150
Development Incentives Program	150
Site Plan Application	25
	800

1991:	Estimated Days
Building Signs	150
Public Participation Policies/Information Review	200
Corktown/Stinson Neighbourhood Plan	150
Mixed Use Zoning	150
Development Incentives Program Follow-Through	150
	800

1992:	
Central Neighbourhood Plan Review	150
Main West Study	100
Performance Standards and Site Plan Guidelines	200
Heritage Matters/Architectural Guidelines	100
Low Density Residential Zoning and Home Occupations Review	100
Downtown Action Plan Review	25
Cash-in-Lieu of Parking and Parking Standards Review	125
	800

1993:

Bicycle/Walkway System in Central Area	100
James Street North Review	25
James Street South Study	75
Transfer of Development Rights/Bonusing	100
Heritage Matters/Architectural Guidelines	100
Beasley Neighbourhood Plan Review	150
Urban Transit Mall	50
Quality of Life Study	200
	800

1994:

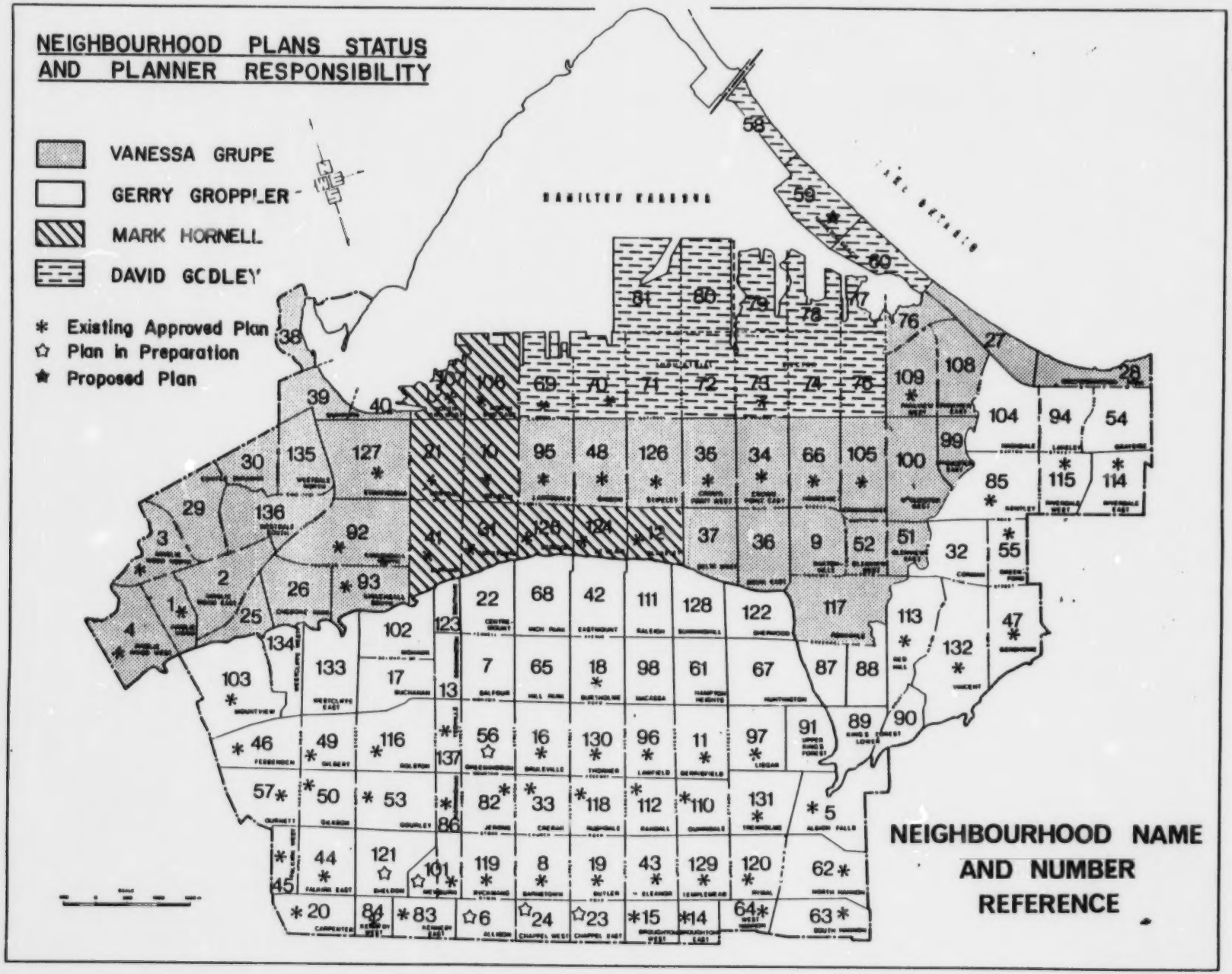
King Street East Study	100
Heritage Matters/Architectural Guidelines	100
Special Housing Needs Study	150
Industrial Strategy	100
Alleyways Upgrading	150
Escarpment Plan (with consultants)	25
Planning Act Amendments	25
Tree Study (with students)	50
Waterfront/CBD Complimentarily	100
	800

1995:

Hess Village/King Street West Study	75
King William/John Streets	75
North End Neighbourhood Plan Review	125
Seniors' Facilities	100
Community Social Services	100
Educational Facilities	50
Open Space Strategy	150
Street Vendors	25
Railway Relocation	50
Development Corporation Investigation	50
	800

1996:

Architectural and Urban Design Guidelines (various areas - GO Terminus ongoing, Gore Park)	100
Central Area Futures	200
Accessibility for the Disabled	100
Safety Aspects of Urban Design	100
Central Area Plan Review	100
Public Art (Murals, sculptures, donations)	100
Main Street East Study	100
	800


NEIGHBOURHOOD PLANS STATUS
AND PLANNER RESPONSIBILITY
VANESSA GRUPE
GERRY GROPPLER
MARK HORNELL
DAVID GODLEY
* Existing Approved Plan
☆ Plan in Preparation
★ Proposed Plan
HAMILTON HARBOUR
LAKE ONTARIO
NEIGHBOURHOOD NAME
AND NUMBER
REFERENCE

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department
71 Main Street West, Hamilton, Ont. L8N 3T4

(XV)

September 29, 1989

Refer to File No. P5-2A
Attention of
Your File No.

MEMORANDUM

TO: Victor Abraham
Director of Local Planning

FROM: David Godley
Manager of Neighbourhood Section

RE: **PROGRESS REPORT - SEPTEMBER 1989**

---

(1) **NEW PROJECTS:**

- **Presentations:**

  To Mohawk College and McMaster on the central area.

- **Enclaves Budget:**

  To prepare report for Nov. 1st P & D.

- **Social Housing Awareness Project:**

  Requested to take place in the Social Planning Council video.

- **Chairman's Housing Task Force:**

  Participated in several meetings. Shaping up to be an umbrella committee. Will likely need considerable staff time.

(2) **ON-GOING:**

- **Crerar Neighbourhood Plan Amendment:**

  Prepared plan and met with several owners prior to having a joint meeting.

- **Gershome Neighbourhood Plan Amendment:**

  Prepared plan and met with several owners prior to having a joint meeting.

- **Hess Block:**

  P & D approved proceeding with study as time permits.

- **Work Program:**

  Revised and to review by October 16, 1989.

- **Barton Street:**

  Discussing options for revitalization with Community Development.

- **Regional Housing Technical Committee:**

  Next Steering Committee October 3, 1989.

- **Heritage Green:**

  Prepared report for October 11th P & D.

- **Provincial/Municipal Agreement:**

  Awaiting reply on funding for studies.

- **Seniors Centre, Feasibility Study:**

  Terms of reference submitted to Council.

- **Municipal Housing Statement Update - Ancaster:**

  Awaiting for appointment of Planner 3.

- **Municipal Housing Statement - Hamilton:**

  Slow progress;prepared time schedule and updated statistics.

- **Arena Facilities Study:**

  Initial findings accepted by Parks and Recreation Committee.

- **Gilkson Walkway:**

  To schedule evening P & D meeting.

- **CBD Study:**

  John Samulski collecting background data. Schedule discussed with CAPIC. Steering Committee meeting October 3.

- **CAPIC:**

  Committee met September 15 to discuss implementation strategy and will continue on October 20. Perimeter Road will be discussed at October 13 meeting.

- **Central Area Plan:**

  City's response sent to Region.

- **Highway 20/Centennial Parkway:**

  Interim report taken to Planning Committee on September 13.

- **Staff Matters:**

  Fab Vitucci started as Mike Sabelli's replacement.

- **Housing Intensification Study:**

  Committee met to review strategies and will meet again October 11. Volume 1, Background, and Volume 2, Analysis, in circulation.

- **Perimeter Road Study:**

  Steering Committee recommendations accepted by Engineering Services September 25. Presentations by public will be made November 13.

- **Hamilton Beach:**

  Generated land use options and preparing policies.

- **Chappel East and West Neighbourhood:**

  Aiming for November 1st P & D.

- **Gourley Neighbourhood Plan:**

  Discussed layout and process with Alderman Ross. A public meeting of the whole neighbourhood will be held.

- **Albion Falls Neighbourhood Plan Amendment:**

  Aiming for November 1st P & D.

- **Eleanor Neighbourhood Plan Amendment:**

  Preparing submissions report which will be taken to November 1st P & D.

- **Durand Implementation Plan:**

  3 recommendations came out of September 11 meeting:

  (1) To support South Durand rezoning from "C" to "B-2";

  (2) LACAC reactivate Heritage Districts in Durand;

  (3) That the committee be informed of actions taken to remove NEC control.

- **South Mountain Townhouse Study:**

  Being retyped on new system.

- **Allison Neighbourhood Plan:**

  Plan in circulation.

- **Keep Hamilton Clean Committee:**

  Prepared information for brochure.

- **Locke Street Widening:**

  Met with Traffic and Engineering to resolve conflicts. Proceeding to public meeting.

(3) **PENDING:**

- Gershome/Greenford Neighbourhood Plan Amendment

- Tiffany Block, Neighbourhood Plan Amendment
- Red Hill Neighbourhood Plan Amendment
- Albion Falls Neighbourhood Park Acquisition
- South Durand
- Job Evaluations
- Multi-Centre Review*
- Alpha Area - Site Plan
- Cash-in-Lieu of Parking*
- Randall Neighbourhood Plan Amendment
- Bruleville Park*
- Development Incentive Committee
- Riverdale East Neighbourhood Plan Amendment
- Bikeways in Neighbourhood Plans
- Falkirk West
- Neighbourhood Associations Circulation
- Building Conservation
- Walkways*
- Sale of Land at Albion Falls and Brampton Street
- Review of Density Charts
- Re-examination of Neighbourhood Philosophy*
- Committee to Reduce Air Pollution
- King Street Heritage Discussion

- Greenford Review
- Beasley Neighbourhood Plan Amendment*
- Presentation McMaster University
- Rental Protection Act, 1989*
- Central Area, Site Plan Control
- Community Redevelopment Plans
- Access from Highway 20 to Gershorne Neighbourhood
- Review of Down Designations
- North End Traffic Study*
- Sheldon Neighbourhood Plan
- Normanhurst City Initiative Rezoning
- Recreation Facilities Master Plan
- Review of East Mountain Industrial Area
- Prezoning Land
- Building Signs Study
- High Density Study Follow-up

* **Requested by Planning and Development Committee**

David

DG/ll
NEIGH:A:\Prg.

Neighbourhood Section Time Monitoring August 1989

Project Name	Total Days for August	Total Days Year to Date	Total Days Allocated for 1989
Public Inquiries	12.0	107.2	155
CAPIC	6.4	104.1	35
Housing Intensification	2.9	22.4	80
CBD Study	0.3	4.2	80
Municipal Housing Statement	0	38.3	10
Hamilton Beach	5.6	60.8	80
Chappel East and West	1.9	10.6	50
Jerome	0	13.3	0
Normanhurst OMB	0	2.4	15
Cash in Lieu of Parking	0	0.5	10
Townhouse Study	1.4	1.4	0
Allison	0.3	2.6	35
Sheldon/Mewburn West	0	0	50

(XVI) **PUBLICATIONS: (Since 1977)**

NEIGHBOURHOOD:

(1) Broughton East and West Neighbourhood Plan (February 1977)

(2) Review of Residential Enclaves (July 1977)

(3) Bruleville Neighbourhood Plan (March 1978)

(4) Barnstown Neighbourhood Plan (May 1978)

(5) Keith Neighbourhood Plan (September 1978)

(6) McAnulty Background Report (October 1978)

(7) McAnulty Questionnaire Analysis (April 1979)

(8) Homeside Questionnaire Analysis (June 1979)

(9) Keith Neighbourhood Profile (June 1979)

(10) Alpha Profile (July 1979)

(11) Homeside Background Information (October 1979)

(12) Crown Point East Neighbourhood Plan and Programme (January 1980)

(13) Crerar Neighbourhood Plan (February 1980)

(14) Homeside Neighbourhood Plan (November 1980)

(15) Crown Point West Neighbourhood Plan and Programme (April 1981)

(16) Neighbourhood Plan Profile (August 1981)

(17) Normanhurst Neighbourhood Background Information (September 1981)

(18) Normanhurst Neighbourhood Questionnaire Analysis (September 1981)

(19) Creighton Neighbourhood Background Information (December 1981)

(20) Crieghton Neighbourhood Questionnaire Analysis (December 1981)

(21) Lower Spencer Creek, Dundas, Background Information (December 1981)

(22) Ryckmans Multi Centre Plan (February 1982)

(23) Creighton Neighbourhood Plan (June 1982)

(24) Albion Falls Neighbourhood Background Information Report (July 1983)

(25) North End Waterfront Secondary Plan Background Information (September 1983)

(26) Lower Spencer Creek, Dundas Cost Benefit Analysis of Land Use Alternatives (October 1983)

(27) Lower Spencer Creek, Dundas Secondary Plan and recreation Concept Plan (October 1983)

(28) Hamilton Census Data Maps (December 1983)

(29) Ryckmans Neighbourhood Background Information (December 1983)

(30) Design Criteria for Energy Efficient Neighbourhood Planning (March 1984)

(31) Neighbourhood and Area Plans Section - The Last Seven Years (March 1984)

(32) Steetley Site, Dundas, Land Use Proposals (In Preparation)

(33) Normanhurst Neighbourhood Plan (In Preparation)

(34) North End Waterfront Secondary Plan (July 1984)

(35) Durand Neighbourhood Background Data (In Preparation)

(36) Falkirk East Background Information (October 1984)

(37) Safety From Assault on Walkways (December 1984)

(38) Falkirk East Neighbourhood Plan and Policies (May 1985)

(39) Neighbourhood and Areas Plans Section (July 1985)

(40) Alpha relocation Survey(April 1985)

(41) Durand Neighbourhood Plan Update (December 1987)

(42) Mewburn Neighbourhood Background Information (Draft)

(43) Durand Neighbourhood Alley Beautification Report (August 1986)

(44) Commercial monitoring study (Draft)

(45) Ryckmans Neighbourhood Plan (October 1986)

(46) Carpenter Neighbourhood Background Information (August 1986)

(47) Kennedy East and Kennedy West Neighbourhood Plan (December 1985)

(48) Jerome Neighbourhood Plan (June 1989)

(49) Kernighan Neighbourhood Plan (March 1988)

HOUSING:

(1) Residential Enclaves Clearance and Relocation (February 1978)

(2) Monitoring the Housing Market 1978 (June 1979)

(3) Residential Enclaves Clearance Proposals (November 1980)

(4) Monitoring the Housing Market 1979 (June 1981)

(5) Social Housing Profile (July 1981)

(6) Monitoring the Housing Market 1981 (June 1982)

(7) Monitoring the Housing Market 1982 (June 1983)

(8) Housing Statement Update (May 1983)

(9) Social Housing Data Base (December 1983)

(10) Municipal Non-Profit Housing in the City of Hamilton (February 1984)

(11) Monitoring the Housing Market 1983 (May 1984)

(12) High Density Residential Study Background Report (September 1987)

PARKS AND RECREATION:

(1) Red Hill Community Open Space Analysis (May 1979)

(2) Homeside Park Analysis (December 1979)

(3) Master Plan for Culture and Recreation Background Data (November 1981)

(4) Surplus and Deficits of Open Space by Neighbourhood and Community (December 1983)

(5) Parks Expenditure Policies (February 1984)

(6) Parkland and Playground Analysis (August 1986)

(7) Parks and Outdoor Recreation (August 1987)

(8) Parks Expenditure Policies (March 1988)

INDUSTRIAL AND COMMERCIAL:

(1) Kenilworth Avenue Commercial Study (December 1977)

(2) Residential Enclaves Tax Recoupment Analysis (August 1978)

(3) Homeside Commercial/Industrial Questionnaire Analysis (June 1979)

(4) Hess Village Commercial Study (September 1979)

(5) Demand for Industrial Land in the North End (October 1979)

(6) Barton Street Commercial Area - Technical Information and Questionnaire Analysis (March 1981)

(7) North End Industrial Inventory

HERITAGE:

(1) Heritage District Priorities (January 1983) Input from Section, Prepared by Local Architectural Conservation Advisory Committee

(2) King East Heritage Information Sheet (April 1983)

(3) King East Heritage Survey Results (December 1983)

(4) James North Heritage District Background Information (September 1984)

(5) James North Heritage District Background Information Extension Study (September 1984)

(6) James North Heritage District Plan (Proposed)

(7) St. Clair Heritage District Planning Study (January 1986)

(8) Building Conservation (July 1987)

PLANNING LAW:

(1) White Paper on The Planning Act - Regional Response (September 1979)

(2) White Paper on The Planning Act - City Response (October 1979)

(3) Draft Paper on The Planning Act - City Response (February 1980)

(4) Ontario Heritage Act - LACAC Response (July 1987)

SOCIAL:

(1) Day Care Study (May 1987)

CENTRAL AREA:

(1) Central Area Plan (January 1981)

(2) +15 Study (March 1982)

(3) Central Area Secondary Plan (October 1988)

(4) Central Area Plan Implementation Strategy (December 1986)

(5) Planning Issues in Hamilton (October 1988)

(6) Central Area Background Information (July 1983)

(7) Market Customer Survey (June 1988)

(XVII) **THE NEIGHBOURHOOD OR STOREFRONT PLANNER PHILOSOPHY**

Part of an article included in Plan Canada, March 1983, by J. Wilson.

The Storefront Planner:

It is clear that a great many roles are thrust on the storefront planner. He is a representative of City Hall but may also have to represent his citizens; he may be teacher, adviser, technical expert, negotiator and procurer, and these roles change. But whatever the role, successful performance depends on personal credibility - which has to be earned. Cristiane McNiven could have been speaking for the storefront planner rather that the social planner when she said:

> "Navigation in the area requires experience as well as a high level of intelligence and personal integrity, since professional codes of ethics and practice competence are not always sufficiently clear and specific to help planners deal with ambiguous situations".

What seems to be the characteristics of storefront planners? First of all, my interviewees seemed to e self-selected people, predisposed to favour citizen involvement. This predisposition can take several forms: a strong philosophic conviction that good communities require participating citizens; that participation produces sounder decisions; more personally, a liking for working with people and a desire to help them shape their own neighbourhoods or, even more broadly, to expand their self-confidence and their competence to manage community affairs. These are not idle distinctions, for some views would dispose their holders to favour the products of the process, others to see this process as an end in itself. And they are also significant for the working roles and attitudes of the planners: those product-oriented can scarcely avoid having convictions of their own about the results of the exercise, while those process-oriented are much more likely to adopt the role of selfless facilitator. These are not mutually exclusive views: however, my reading is that, although most storefront planners certainly have a strong sense of process, the concern of some for product may be even stronger.

All the storefront planners rejected the elitist view of planning. At the same time, there was pervasive acceptance of the existing system of local government - although that did not mean that they were entirely un-critical of the ways in which their own local government actually worked. This qualified acceptance gives rise to the planner's basic dilemmas and sets up the tightrope on which he works. He approves of the representative system of government we now have, which should preclude the need for further involvement by the electorate; but what we have is not perfect and one way to improve it may be involvement by that same electorate. The question really is: how much involvement? This is not a rhetorical question; it is at the root of role-playing behaviour, as we shall see later.

Another aspect of self-selection seemed to be suitability for the task. Given a favourable attitude in the first place, the interviewees seemed realistic about their task and role, tolerant of

differences and disagreements as a matter of course, and unafraid of emotion. As was said earlier, there were no novices among them; all had experienced several years of storefront planning. Some weeding out or dropping out had undoubted taken place, but there were no army-style draftees. From what I could see, the successful storefront planner is one who is realistic in his commitment to helping citizens participate and whose personal attributes enable him to sustain that demanding objective. The attributes that
seem to count are not "personality" in the outward sense but robustness, energy, resilience and tenacity; ability to empathize with people; and ability to communicate effectively with them in their own terms.

Most of the planners interviewed were in their late twenties or early thirties; about one third were women; all were either trained or experienced in some aspect of urban planning; and most, but not all, had been in that field for a few years before taking a storefront post. One fairly common characteristic seemed to be a general disposition to be "involved". Thus quite a number had been active in other situations - unions, student or professional bodies and special causes - and presumably have learned some of the skills of negotiation there. One man mused revealingly, "Of course I had the great advantage of going through university in very rich times", meaning the troubled campus years of the late sixties! Certainly confrontation, hostility and abrasiveness are not threats to them. In fact, enjoyment of challenges is probably a characteristic and, as another said, "Actually I feed off interaction - as long as I'm not bashing my head against a stone wall".

Lastly, one very interesting comment from a lady planner was that storefront planners tend to be or to become conservationists, that is, people who like to make the most out of the available materials, human and physical. Evolution and improvement seem to be their goals rather than radical change and new building.

/ll
Neigh.Gen.